WARRANTY DEED

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-24632

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of February, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/30/16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Pradeep Raddy Gade	"New Owners"	161-06-0A-075.00-CO
(NAME)	(NAME)	
1000 Shallow Stream Ln.		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Jeffery W. Adams and wife, and Sandra K. Adams, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Pradeep Reddy Gade, a married man and Aditya Arthamala, an unmarried man, tenants in common, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being Unit 75 on the plan of Oakhill Townhomes, Phase 2, Lot 2, as shown as Exhibit "A-1" to the Declaration of Protective Covenants, Conditions Restrictions and easements for Oakhill Townhomes of record as Instrument No. 20080325-0030014, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jeffery W. Adams and wife, Sandra K. Adams by Warranty Deed from Centex Homes, a Nevada General Partnership of record in Instrument No. 20081217-0120714 Register's Office for Davidson County, Tennessee, dated December 12, 2008 and recorded on December 17, 2008.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This instrument is being executed in behalf of Sandra K. Adams pursuant to a Power of Attorney executed by same on the 19th day of February, 2015, and being filed for record simultaneously herewith, of record in Instrument No.: 20150312-0021385, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1051 Ashmore Drive, Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20150018112 DEEDWARR
Recvd: 03/12/15 13:50 2 pgs
Fees:13.00 Taxes:703.00
20150312-0021386

Witness our hands this 26th day of February, 2015.

Jeffery W. Adams

Sandra K. Adams
By: Jeffery W. Adams, Her Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF Davidson

On this 26th day of February, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Jeffrey W. Adams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and Notary Seal at office the day and year above written.

SUSAN BOOTH CHILBERG
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires: 10-27-18

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public of the State and County aforesaid, personally appeared Jeffery W. Adams, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument on behalf of Sandra K. Adams, acting as that person's agent and attorney-in-fact, and the said Jeffery W. Adams, acknowledged that he executed the foregoing instrument as agent and attorney-in-fact for Sandra K. Adams for the purposes therein contained.

Witness my hand and seal, this 26th day of February, 2015.

Notary Public

My Commission Expires: 10-27-18

SUSAN BOOTH CHILBERG
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY